



18 BROOKE AVENUE, WINNINGTON
VILLAGE,
NORTHWICH, CW8 4ZS
£380,000



VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this DETACHED family home located on the ever popular WINNINGTON VILLAGE development. Built by David Wilson Homes to their "Cornell" design. The accommodation includes Hallway, WC, Lounge & Kitchen / Diner and Utility Room to the ground floor and FOUR BEDROOMS, bathroom & ensuite to the first floor. Externally there are front and side gardens, off road parking and DETACHED GARAGE. ***FREEHOLD***

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Entrance Hallway

Accessed via front entrance door. Tiled Floor. Stairs to first floor. Radiator. Doors to WC, Kitchen Diner and Lounge.



drainer with mixer tap. Inset high level double oven. Inset six burner gas hob with extractor fan above. Space for Fridge Freezer & Dishwasher. Double glazed window to the front elevation. Feature double glazed pod with French doors to the side elevation. Two Radiators. Door to Utility Room.



Utility Room

Base unit with worksurfaces above. Wall mounted Boiler and Cupboards. Space for Washing Machine & Tumble Dryer. Access door to side elevation. Extractor fan. Under stairs storage cupboard.



WC

Low level WC and wash hand basin. Radiator. Tiled floor. Extractor fan.



Landing

Double glazed window to the rear elevation. Loft access. Cupboard housing hot water tank. Radiator.



Lounge

Double glazed window to the front elevation. Two Double glazed window to the side elevation. Two Radiators.



Kitchen Diner

Fitted with a range of wall, drawer and base units with worksurfaces above. Inset stainless steel sink and



Master Bedroom

Double glazed window to the front elevation. Double glazed window to the side elevation. Radiator. Range of Fitted Wardrobes. Door to Ensuite Shower Room.

Ensuite Shower Room

Newly refitted Ensuite comprising of: Low level WC, wash hand basin and shower cubicle. Feature Part tiled walls. Radiator. Double glazed window to the side elevation. Extractor fan.



Bathroom

Low level WC, wash hand basin and panelled bath. Part tiled walls. Heated towel rail. Double glazed window to the side elevation.



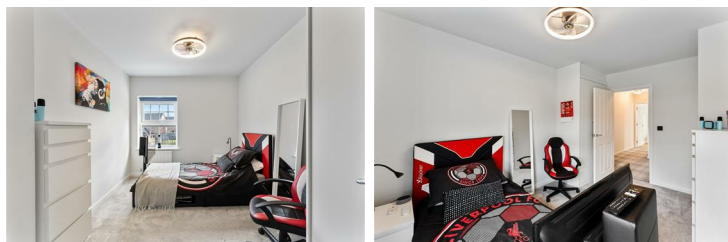
Bedroom Two

Double glazed window to the front elevation. Radiator.



Bedroom Three

Double glazed window to the side elevation. Radiator.



Bedroom Four

Double glazed window to the front elevation. Radiator. Storage Cupboard.

Externally - Front

Lawned Garden, Off Road Parking for Three Cars. Access gate to garden.



Externally - Side

Enclosed landscaped garden. Porcelain Paved patio leading to Lawned area. Raised planting border. Further patio leading currently housing a Hot Tub (which is NOT included within the sale)



Garage

Up and over door. Power & Light.

Extra Information

Tenure: Freehold

Length of lease: N/A

Annual Ground Rent: N/A

Service Charge: £120 per year approx

Service Charge Review Period: N/A

Council Tax Band: E

Anti Money Laundering

All perspective buyers please note that once an offer is accepted on one of our properties this is subject to a chargeable Anti Money Laundering check – please contact a member of the team for more information and charges applicable.

Financial Qualification

Please note all offers made by a potential purchaser will be subject to qualification by our team of financial advisors.

Leasehold Information

Please note the sellers of this property are currently in the process of purchasing the FREEHOLD so the property is now to be sold with the freehold included on completion.



18 Brooke Avenue

DETAILS

Total area: 134.20 m²
 Living area: 119.85 m²
 Floors: 2
 Rooms: 20

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. VINCENT JAMES ESTATE AGENCY DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

0 1 2 3 4 5m
 1:158

▼ Ground Floor

TOTAL AREA: 76.37 m² • LIVING AREA: 62.02 m² • ROOMS: 8

▼ 1st Floor

TOTAL AREA: 57.83 m² • LIVING AREA: 57.83 m² • ROOMS: 12



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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